

RECOMMENDATION REPORT

A: Acres Homes – Carver & Cebra

APPLICANT: BGE, Inc.

LAMBERT: 5319

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1

DISTRICT: B

PROPOSAL:

BGE, Inc. – on behalf of CD 2525 DeSoto, LLC – is requesting the deletion of proposed Major Collector Cebra Street from Druid Street to Mansfield Street and the addition of Carver Rd (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Streets) as Major Collectors to the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

Carver Road and Cebra Street are Major Collectors located within the Acres Homes Super Neighborhood (Super Neighborhood 6). The property owner plans to develop affordable housing on the approximately thirteen-acre tract that is currently bisected by the Cebra Street alignment. The proposed alignment of Carver Road/Cebra Street passes directly through the subject site, encumbering the site with a minimum required 80 feet right-of-way dedication, and any associated costs with the construction of that street as required by the City of Houston. Additionally, the alignment of the proposed Major Collector will limit the ability of the property owner to efficiently develop the remaining property for single family homes due to the size and shape of the remainder.

The proposed alignment of Carver Road in this location is unlikely to make a connection within the next 25-50 years, as most of the properties that are located in the path of the currently proposed alignment are single-family residential. One of the properties is a recently constructed single family residence, and there is also an existing Baptist Church (All Nations Baptist Church) along the proposed alignment. In 2015, Carver Road was downgraded from a Major Thoroughfare with a planned right-of-way (ROW) width of 100 feet to a Major Collector with a variable ROW of 80-100 feet. Additionally, Major Collector Crestvale Road previously connected with Carver Road north of West Montgomery Road. However, during the 2018 City of Houston Major Thoroughfare Amendment process, the section between West Montgomery Road and Gulf Bank Road deleted from the MTFP, and Ferguson Way and Beckley Street were added as Minor Collectors to maintain connectivity to Gulf Bank Road. The property owner of the subject tract has immediate plans to redevelop. To maintain connectivity, the applicant proposes to add the existing ROW along Carver and Cebra approaching and intersecting with DeSoto Street, an existing Minor Collector.

STAFF RECOMMENDATION

DENY the deletion of Cebra Street from Druid Street to Mansfield Street and addition of Carver Road (from Druid Street to DeSoto Street) and Cebra Street (From Mansfield to DeSoto Street) as Major Collectors (MJ-4-80).

Justification

Public Works staff have expressed concerns that the amendment will further reduce already poor connectivity in the Acres Home area. Per the MTFP Policy Statement, major thoroughfares are theoretically spaced at one-mile intervals. While Carver/Cebra was downgraded to a Major Collector in 2015 from a 70' Major Thoroughfare, it is still a key north-south street for mobility in the area.

RECOMMENDATION REPORT

Carver/Cebra Road serves an important role in the MTFP spacing in Acres Home and ensures that the transportation system has proper redundancy to convey traffic efficiently in the region.

The purpose of Major Collectors is to convey traffic to major thoroughfares. In 2018, the deletion of Crestvale was approved by Planning Commission. The Crestvale and Carver Road alignments terminated at major thoroughfares and minor collectors were added to provide a route that could continue to be operated and maintained as a collector from W. Montgomery to W Gulf Bank Road. Today, Carver/Cebra still terminate at major thoroughfares. Major Collectors are not intended to end at minor collectors.

The existing Cebra alignment on the MTFP provides us an opportunity to improve street curvature and roadway safety on Carver Road, as the existing segment of Carver north of DeSoto is not ideal due to several driveway entrances to parcels and a blind curve that already causes safety issues for road users crossing at Garapan and Wilberforce.

Contrary to the Crestvale alignment in 2018, it is not unreasonable to believe that ROW may be dedicated by platting or replatting in the future. 2019 HCAD records were reviewed for land use, build year, condition and tenure for properties impacted by the alignment. 14 tracts are impacted by the MTFP alignment, including the applicant's property. Four are owner occupied, three appear to be rental properties, and six are vacant. Of the owner occupied, most are in poor condition except 2307 Garapan which was built in 2005. The rental properties are in average condition with most build in the 1940s except for 2334 De Soto that has a build year of 2018. The three tracts south of the applicant's property fronting Cebra Street are owned by an LLC. Since there is evidence of tracts adjacent to each other being bought by investors in the area, it is not unreasonable to believe this could happen north of DeSoto along this alignment.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by Houston-Galveston Area Council (HGAC) was conducted for the MTFP amendment proposal area. According to the HGAC data, the population of the surrounding area is expected to grow by 11.4 percent from 2015 to 2040, which is slower than expected population growth for the City of Houston and ETJ. Job density is expected to remain stagnant in the area through 2040 with a change of less than 1 percent.

Year	Population	Population Density		Jobs	Job Density	
		(Persons/Acre)	% Change		(Jobs/Acre)	% Change
2015	5,137	3.9		697	0.5	
2020	5,669	4.3	10.4%	698	0.5	0.1%
2025	5,557	4.2	-2.0%	698	0.5	0.0%
2030	5,453	4.1	-1.9%	698	0.5	0.0%
2035	5,854	4.4	7.4%	698	0.5	0.0%
2040	5,721	4.3	-2.3%	698	0.5	0.0%
2045	5,966	4.5	4.3%	695	0.5	-0.4%

RECOMMENDATION REPORT

Change (2015 to 2045)	829	0.6	16.1%	-2	0.0	-0.3%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 1,320 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the requested amendment is primarily single-family residential, with many vacant tracts interspersed throughout the area. A few larger industrial tracts exist along De Soto Street, and several smaller parcels are occupied by religious land uses.

Plats submitted in the last five years are primarily clustered south of Mansfield Street along Cebra and Tidwell. Some platting activity is also taking place West/Northwest of Cebra Street, along Wilburforce. Recent plats that have dedicated right-of-way to Carver/Cebra based on 80 feet ROW required include:

- Carver High School 2016-0487
- Ferguson Way Duplex 2017-0894
- Mansfield Addition 2017-0736
- Arma Park- 2018-0088

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Mansfield Addition	5/25/2017	Single Family Residential	1.76	19
Arma Park	2/01/2018	Commercial	0.93	0
La Porziuncola	4/15/2018	Single Family Residential	1.92	1
Cebra Manor	9/15/2016	Single Family Residential	0.99	9
Wilburforce Mount Zion	7/07/2016	Unrestricted Reserve	3.09	0
Orissa Culture Center	1/22/2015	Unrestricted Reserve	1.97	0
Highland Heights Park	7/19/2018	Single Family Residential	1.55	22
Oak Forest of La Sierra	6/12/2014	Single Family Residential	9.14	82
Tidwell Townhomes	5/09/2019	Single Family Residential	7.48	98

Right of Way (ROW) Status

Carver Road from Druid Street to DeSoto Street is a 2-lane, undivided road with 60 feet of existing ROW and 20-foot pavement width. Cebra Street from Mansfield to DeSoto Street is a 2-lane, undivided street with 40 feet of existing ROW and 20-foot pavement width.

Spacing

RECOMMENDATION REPORT

